

PLANNING COMMISSION MEETING AGENDA WEDNESDAY, JANUARY 8, 2014

Jennifer Wittmann, Chairman Joshua Oehler, Vice Chairman Anthony Bianchi David Cavenee Brigette Peterson Kristofer Sippel Khyl Powell, Alternate

Gilbert Municipal Center Council Chambers 50 E. Civic Center Drive Gilbert, Arizona

Study Session: 5:30 p.m. Regular Meeting: 6:00 p.m.

TIME		AGENDA ITEM	ACTION
5:30 P.M.		CALL TO ORDER STUDY SESSION	
	1.	Z13-04 - Request to amend the Town of Gilbert Land Development Code, Chapter I Zoning Regulations, Division 2, Land Use Designations, Article 2.3 Commercial Districts, Section 2.303 Land Use Regulations - Commercial Districts related to amending the Residential, Permanent Multi-Family use in Commercial zoning districts to add Additional Regulations related to mixed-use criteria, and amending Section 2.306 Additional Use Regulations by establishing Required Findings to permit Residential, Permanent Multi- Family uses in the Regional Commercial (RC) zoning district, subject to a Conditional Use Permit. Mike Milillo 503-6747 Discussion of Regular Meeting Agenda	
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		ADJOURN STUDY SESSION	
6:00 P.M.		CALL TO ORDER REGULAR MEETING	
		ROLL CALL	
	3.	APPROVAL OF AGENDA	
	4.	COMMUNICATIONS FROM CITIZENS At this time, members of the public may comment on matters not on the agenda. The Commission's response is limited to responding to criticism, asking staff to review a matter commented upon, or asking that a matter be put on a future agenda.	

AGENDA ITEM	COMMISSION ACTION
PUBLIC HEARING (CONSENT) Consent Public Hearing items will be heard at one Public Hearing. After the Consent Public Hearing, these items may be approved by a single motion. At the request of a member of the Commission or Staff, an item may be removed from Consent Calendar and may be heard and acted upon separately. Other items on the agenda may be added to the Consent Public hearing and approved under a single motion.	
5. S13-12 - Request to approve Preliminary Plat for Higley Pointe, for 44 home lots (Lots 1-44) on approximately 12 acres of real property located west of the northwest corner of Higley and Williams Field Roads in the Single Family - Detached (SF-D) zoning districts with a Planned Area Development (PAD) overlay. Amy Temes 503-6729	Hearing; discussion; possible action by MOTION
6. UP13-21 - Request to approve a Conditional Use Permit for approximately 2.5 acres of real property located at 5024 South Recker Road to permit the modification of an existing Wireless Communication Facility (monopole) and to remove 6 antennas from the existing monopole and replace it with 12 new antennas in the Public Facility/Institutional (PF/I) zoning district. Maria Cadavid 503-6812	Hearing; discussion; possible action by MOTION
PUBLIC HEARING (NON-CONSENT)	
Non-Consent Public Hearing items will be heard at an individual public hearing and will be acted upon by the Commission by a separate motion. During the Public Hearings, anyone wishing to comment in support of or in opposition to a Public Hearing item may do so. If you wish to comment on a Public Hearing Item you must fill out a public comment form, indicating the item number on which you wish to be heard. Once the hearing is closed, there will be no further public comment unless requested by a member of the Commission.	
7. GP13-16 - EpiCenter - Minor General Plan Amendment to change the land use classification of approximately 22.5 acres of real property generally located at the northwest corner of Higley and Ray Roads from General Commercial land use classification to Regional Commercial land use classification. Amy Temes 503-6729	Hearing; discussion; possible action by MOTION
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TIME	AGENDA ITEM	COMMISSION ACTION
	8. Z13-27 - EpiCenter - Amend Ordinances No.1305 and 2364 and rezone approximately 22.5 acres of real property within the Agritopia Planned Area Development (PAD), generally located at the northwest corner of Higley and Ray Roads from approximately 22.5 acres of General Commercial (GC) zoning district with a Planned Area Development overlay zoning district to approximately 22.5 acres of Regional Commercial (RC) zoning district with a Planned Area Development overlay zoning district, as shown on the exhibit (map),which is available for viewing in the Planning and Development Services Office, and to amend conditions of development in the Agritopia Planned Area Development (PAD) for the Regional Commercial zoning district as follows: increase maximum building height, decrease front, side, and rear building setbacks, decrease separation between buildings, and decrease front, side and rear perimeter landscape areas. Amy Temes 503-6729 Staff is requesting to be tabled	Hearing; discussion; possible action by MOTION
	9. GP13-17 - Request for a Minor General Plan Amendment to change the land use classification of approximately 3.9 acres of real property generally located north and east of the northeast corner of Williams Field and Lindsay Roads from Neighborhood Office (NO) land use classification to Community Commercial (CC) land use classification. Maria Cadavid 503-6812 Staff is requesting continuance to February 5, 2014	Hearing; discussion; possible action by MOTION
	and 1021 and to rezone approximately 3.9 acres of real property within the Lindsay and Williams Field Planned Area Development (PAD) generally located north and east of the northeast corner of Williams Field and Lindsay Roads from approximately 3.9 acres of Neighborhood Office (NO) zoning districts, with a Planned Area Development overlay zoning district to approximately 3.9 acres of Community Commercial (CC) zoning district, with a Planned Area Development overlay zoning district as shown on the exhibit (map), which is available for viewing in the Planning and Development Services Office, and to amend development standards for the Lindsay and Williams Field Planned Area Development (PAD) to increase the size of buildings permitted in the Community Commercial (CC) zoning district The effect of the rezoning will be to increase the size of a stand-alone building from 50,000 to 80,000 square feet. Maria Cadavid 503-6812 Staff is requesting continuance to February 5, 2014	
	11. UP13-20 - Conditional Use Permit for approximately 0.02 acres of real property at 1555 W. Warner Road at Classic Car Spa, located at the southeast corner of McQueen and Warner Roads to permit a new Wireless Communication Facility, for a 60 ft. tall monopalm in the Shopping Center (SC) zoning district with a Planned Area Development overlay zoning district. Al Ward 503-6748	Hearing; discussion; possible action by MOTION

TIME	AGENDA ITEM	COMMISSION ACTION
	12. Z13-12 - Request to amend Ordinances No. 1597 and 1956 and rezone approximately 17.5 acres of real property within the Copper Ranch Planned Area Development (PAD), generally located south and east of the southeast corner of Warner and Recker Roads from Multi Family-Medium (MF-M) with a Planned Area Development (PAD) to Single Family-Detached (SF-D) with a Planned Area Development (PAD) overlay zoning district, as shown on the exhibit (map), which is available for viewing in the Planning and Development Services Office and to amend conditions of development as follows: reduce lot dimensions; decrease front, side and rear setbacks and separation between dwelling units; and increase the maximum lot coverage for two and three-story units. Maria Cadavid 503-6812	Hearing; discussion; possible action by MOTION
	213-32 - Request to amend Ordinances No.1900, 2179, 2195, 2304, 2413, 2425 and 2443 to rezone approximately 5.9 acres of real property within the Cooley Station Residential, Office and Shopping Center Planned Area Development ("PAD-ROS") and Cooley Station -Residential 2 Planned Area Development ("PAD-2") located at the southeast corner of South Wade Drive and East Vest Avenue from approximately 5.9 acres of Single Family Detached (SF-D) zoning districts with a Planned Area Development overlay zoning district to approximately 5.9 acres of Multi-Family/Low (MF-L) zoning district with a Planned Area Development overlay zoning district as shown on the exhibit (map), which is available for viewing in the Planning and Development Services Office, and to amend conditions of development in the Cooley Station Residential, Office and Shopping Center Planned Area Development ("PAD-ROS") and Cooley Station Residential 2 Planned Area Development ("PAD-2") as follows: reduce the common open space and landscaping requirements. Maria Cadavid 503-6812	Hearing; discussion; possible action by MOTION
	213-35 - Request to rezone approximately 17.89 acres of real property generally located north and east of the northeast corner of Val Vista Drive and Ray Road from approximately 17.89 acres of Town of Gilbert Single Family 43 (SF-43) zoning district to approximately 11.25 acres of Single Family - 35 (SF-35) zoning district and 6.64 acres of Public Facility Institutional (PF/I) zoning district. The effect of the rezoning will be to apply appropriate zoning to the Ben Franklin Charter School and the adjacent canal and Val Vista Drive right-of-way. Nathan Williams 503-6805	Hearing; discussion; possible action by MOTION
	15. GP13-05 - Gilbert 2013 Annual General Plan Update: Request for a Minor General Plan Amendment to amend the Gilbert General Plan Land Use Map to incorporate recent General Plan amendments into the map; and to amend the Circulation Map to update the Legend, collector street locations and show a future interchange at Lindsay Road and the Santan 202 Freeway. Nathan Williams 503-6805	Hearing; discussion; possible action by MOTION

TIME		AGENDA ITEM	COMMISSION ACTION
		ADMINISTRATIVE ITEM	
	16.	Minutes - Consider approval of the minutes of the Study Session & Regular Meeting of December 4, 2013.	Discussion; possible action by MOTION
		COMMUNICATIONS	
	17.	Report from Chairman and Members of the Commission on current events.	
	18.	Report from Council Liaison	
	19.	Report from Planning Services Manager on current events.	
		ADJOURN	MOTION to Adjourn

Persons needing any type of special accommodation are asked to notify the Town Clerk's Office at 503-6871 at least 72 hours prior to the meeting.

The next meeting of the Planning Commission is a Regular Meeting, Wednesday, February 5, 2014, 6:00 p.m., Gilbert Municipal Center, Council Chambers, 50 E. Civic Center Drive, Gilbert, AZ

NOTICE TO PARENTS: Parents and legal guardians have the right to consent before the Town of Gilbert makes a video or voice recording of a minor child A.R.S. §1-602.A.9. Gilbert Planning Commission Meetings are recorded and may be viewed on Channel 11 and the Gilbert website. If you permit your child to participate in the Commission Meeting, a recording will be made. If your child is seated in the audience your child may be recorded, but you may request that your child be seated in a designated area to avoid recording. Please submit your request to the Town Clerk at 503-6871.